

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: A/51/25/HH

LOCATION: 33 Merryfield Crescent
Angmering
BN16 4DA

PROPOSAL: Demolition of existing single garage and construction of new side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Angmering Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The proposed side extension would be constructed to the southern flank elevation of the host dwelling, replacing the existing garage. The extension would have a width of 6.6m and a depth of 6.6m with a flat roof form.

Whilst the extension would be visible within the street scene, given the siting of the proposed extension to the southern flank of the host dwelling and that the extension would be set back from the front elevation of the host dwelling, the extension would not appear prominent within the street scene. Moreover, the extension would partly replace an existing garage structure, and given the existing variation within the street scene, the extension would not result in harm to the character or appearance of

the host dwelling, street scene or wider area.

The proposed side extension is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING AMENITY

The proposed extension would be sited to the southern flank elevation of the host dwelling, and as such, the extension would not appear overbearing or result in overshadowing to the neighbour to the north. The extension would be set in from the southern side boundary, and given the relationship between the host dwelling and the neighbour to the south, and the spacing maintained between the extension and the neighbour to the south, the proposed extension would not result in any overbearing or overshadowing effects to the neighbour to the south.

Fenestration is proposed within the front, flank and rear elevations of the extension. The proposed front fenestration would have an outlook over the application site frontage. The flank fenestration would be set in from the side boundaries, and would not result in any overlooking. The fenestration within the rear elevation would have an outlook of the rear garden serving the host dwelling, and would not result in any overlooking.

The proposed extension would not result in any harm to neighbouring properties, and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

PARKING

The proposed extension would replace the existing garage. The existing garage is not of an adequate depth of width to accommodate a car, and as such, the proposed extension would not result in any alterations to the existing onsite parking provision serving the host dwelling. The proposed extension is therefore acceptable in this regard.

SUMMARY

The proposed extension is in accordance with relevant development plan policies and is recommended for approval, subject to conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the

following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is CIL liable, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location Plan.
- Proposed Elevations and Section 2341-1.
- Proposed North Elevation and Section B-B 2341-3.
- Roof Plans 2341-5.
- Block Plan 2341-6.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 The materials and finishes of the external walls of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set

out within the National Planning Policy Framework.